



**REGULAR MEETING OF THE CITY COUNCIL AND THE
CITY COUNCIL SITTING AS
THE REDEVELOPMENT AGENCY BOARD**

**REGULAR CC/RDA MEETING
Council Chambers
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234**

WEDNESDAY, DECEMBER 8TH, 2004

**Study Session - 4:00 p.m.
Regular Meeting - 6:30 p.m.
(Or As Soon Thereafter as the Meeting May be Commenced)**

Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office at (760)-770-0322. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Notification of at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangement can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Office of the City Clerk, during regular business hours 7:00 a.m., to 6:00 p.m., Monday – Thursday.

3:00 P.M.- STUDY SESSION

1. Discussion of policy content changing commercial zoning to residential zoning.
2. Consideration of goal setting for strategic planning proposal.
3. Review of December 8th, 2004 City Council Redevelopment Agency Board agendas.
4. City Council/staff reports and inquiries of new or ongoing projects.
5. Closed session urgency items.

CC/RDA MEETING:
CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
pursuant to Government Code Section 54956.9, Subd. (b)
Number of Potential Cases: 4
2. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code
Section 54957.6
Agency Negotiator: Donald Bradley, City Manager
Represented Employees: 1) Cathedral City Police Fire Management Association
(CCPFMA); 2) American Federation of State, County
and Municipal Employees.
3. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING
LITIGATION pursuant to Government Code Section 54956.9, Subd. (k):
Case Name: Glenn Haas, Jeff Miller, Brian Hirzel and Cathedral City Police
Officers Association vs. Cathedral City; Cathedral City Police
Department; Stan Henry, Chief of Police; John Holcomb,
Captain; Gregory J. Savelli, Lieutenant; Sandra Hatfield,
Dispatch Supervisor, et al.
Case No.: United States District Court, Central District of California Case
No. EDCV 02-965
4. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION
pursuant to Government Code Section 54956.9, Subd. (k):
Case Name: Scott Sharpe, Mark Fields, Rudy Salinas, Jay Horn, Karl Murashima,
Owen Krings, Brian Hirzel, Albert Ruiz, Steve Williams, Paul Reindel,
Glenn Haas, Nick Chapman, Gabriel Mendoza, Kelly Nava, Danny
Anes, Dane Dickson, Mark Novy, Larry San Filipo, Jeremy Herrick,
Ernie Vasquez, Tom Ferguson,
Jon Enos, John Fox, Andy Diaz, Albert Ochoa, Dewayne Hodge vs.
City of Cathedral City, a municipal corporation; Stan Henry, Chief of
Police; Captain John Holcomb, Captain Kevin Conner and Lieutenant
Al Reshaw in their individual capacity, and DOES 1 through 10,
Inclusive
Case No.: United States District Court, Central District of California Case
No. CV 04 02931 (VBKx) Complaint for Damages and Injunctive
Relief Demand for Jury Trial

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5. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9, Subd. (k):
Case Name: The City of Cathedral City vs. James Lucero, an individual, Elaine Lucero, an individual, Chandler J. Mahoney, an individual, Marie Corporation, a Corporation, Connie Ahumada, an individual; and DOES 1 through 50, inclusive
Case No.: Superior Court of the State of California In and For The County of Riverside, Indio Branch Case No. INC047273
6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: South of East Palm Canyon Drive, West of the Perez Road extension, East of Canyon Plaza
APN#s 687-030-010 and 074
Negotiating Parties: Redevelopment Agency and Desert Hills Mobile Home Park, Inc.
Property Owner: Desert Hills Mobile Home Park
Under Negotiation: Disposition of property
7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: North of East Palm Canyon Drive, East of Cree Road
APN#s 681-310-011, 014 and 016.
Negotiating Parties: City of Cathedral City Redevelopment Agency and Michael Criste/Bill Waddle, The Bedford Group.
Property Owners: Lincoln Trust Company and OCOBO.
Under Negotiation: Disposition of Property
8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: Northeast corner of Date Palm Drive and Gerald Ford
APN#s 673-250-003.
Negotiating Parties: City of Cathedral City Redevelopment Agency and Trapezoid Development, Inc.
Property Owners: Village Daly City Partners
Under Negotiation: Disposition of Property
9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: North of East Palm Canyon Drive, west of Monty Hall, south of Officer David Vasquez and east of Cathedral Canyon Drive.
Negotiating Parties: Redevelopment Agency and Tri- Millennium Cathedral City LLC
Property Owner: Redevelopment Agency
Under Negotiation: Amendment to the DDA for Building "G"

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10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: 68810 "C" Street
Negotiating Parties: Redevelopment Agency Ezequiel Escobar
Property Owner: Ezequiel Escobar
Under Negotiation: Property Acquisition

SCHOOL REPORTS

Receive school reports presented by Melissa Torres and Stephanie Price, students from Cathedral City High School.

MINUTES

Approval/correction of minutes from the regularly scheduled City Council/RDA Board meeting of Wednesday, November 10th, 2004 and the adjourned City Council meeting of Monday, November 22nd, 2004.

SPECIAL ITEM

- Nomination and appointment of candidate to fill remainder of two-year term of vacant Council Member seat.
- Selection of Mayor Pro Tempore.

CONSENT AGENDA

1. Receive and file demands in the aggregate amount of \$ 5,613,727.72 for the month of November, 2004.

PUBLIC HEARINGS

2. Conduct a public hearing, open ballots to determine if the majority of property owners voted to approve their assessment for the formation of the proposed Landau Manor Landscape and Lighting Maintenance District. (LLD. No. 18)
3. Joint Public Hearing of the City Council and Redevelopment Agency for the City of Cathedral City, regarding the disposition of two duplex lots in exchange for two units in Downtown for affordable housing.
4. Adoption of a five-year implementation plan covering project area No. 1, Project area No. 2 and Project area No. 3 for the period from 2004 through 2009.
5. Adoption of proposed resolution of the Redevelopment Agency for the City of Cathedral City, finding and determining the public interest and necessity for acquiring and authorizing the condemnation of certain real property known as the Desert Hills Mobile Home Park located within project area No. 1 and making findings in support thereof.

LEGISLATIVE ACTION(S)

6. Proposed zoning ordinance amendment No. 04-003, an ordinance of the City Council the City of Cathedral City, amending the Municipal Code section 9.94.110, regulate the storage of recreational vehicles within Planned Unit developments (PUDs) within the City of Cathedral City. **(FIRST READING)**
7. General Plan amendment (GPA 03-80), Zone Change (CZ 03-319) and Environmental Assessment (EA 03-683) located south of Campanile at the northwest and northeast corner of Ramon Road and Outdoor Resorts in Cathedral City; and proposed ordinance adopting a mitigated negative declaration and approving a request to amend the official zoning map from Single Family Residential (R-1) to Planned Community Commercial (PCC) on 3.59 gross acres of land located 1,300 feet west of Davall Road at the intersection of Ramon Road and Outdoor Resorts in the City of Cathedral City (portions of APN#s 670-130-009 and 670-130-001) **(FIRST READING)**
8. Proposed ordinance of the City Council for the City of Cathedral City, adding Chapter 9.89 "Outdoor Lighting Standards" to Title 9 "Planning and Zoning" of the Cathedral City Municipal Code, amending sections 9.84.160 and 9.96.150(M) and repealing sections 9.58.110 and 9.62.240 of the Cathedral City Municipal Code. **(FIRST READING)**

COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.

ADJOURNMENT

The next regularly scheduled meeting of the City Council/Redevelopment Agency Board will be held on **MONDAY, December 20th, 2004.**

This **Agenda** is also available for viewing on the City's Web Site. The Web Site address is www.cathedralcity.gov

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I, Daryl Betancur, Deputy City Clerk for the City of Cathedral City and Assistant Secretary to the Redevelopment Agency Board for the City of Cathedral City, California, ***do hereby certify***, under penalty of perjury under the laws of the State of California, that the foregoing notice for this City Council meeting was hand delivered and faxed to each member of the City Council for the City of Cathedral City; posted on the bulletin board outside City Hall; and faxed to the following organizations: all local media, the Cathedral City Chamber of Commerce, and the Cathedral City public library; all **on the 2nd day of December, 2004.**

Daryl Betancur, Deputy City Clerk
City of Cathedral City